

## Debbie Beadle

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**From:** Evan Maxim  
**Sent:** Tuesday, August 14, 2012 12:20 PM  
**To:** Debbie Beadle  
**Subject:** FW: Pine Trees Removed at Pine Creek

Public comment

*Evan Maxim  
Senior Planner  
City of Sammamish  
425.295.0523*

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**From:** Hiram Betancourt [mailto:hirambetancourt@comcast.net]  
**Sent:** Tuesday, August 14, 2012 12:07 PM  
**To:** ECA  
**Subject:** Pine Trees Removed at Pine Creek

8/14/2012

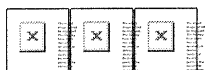
### City of Sammamish

Seven (7) giant pine trees were removed behind our house and the wild life habitat for Sparrows, Finches, and Stellar's Jay has been destroyed.

I cannot believe the City of Sammamish would allow permits for such destruction, not to mention the privacy curtain that separated two houses.

**Rob Garwood, Sr. Planner** – 425-295-0524 (Contacted by phone)

Left voicemail for Rob about pine trees having been removed and the homes for wild life habitat of Sparrows, Finches, and Stellar's Jay have been destroyed.



Hiram Betancourt  
21226 se 26th Street

EXHIBIT NO. 190.

## Debbie Beadle

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**From:** Evan Maxim  
**Sent:** Wednesday, August 15, 2012 2:40 PM  
**To:** Kamuron Gurol; Susan Cezar  
**Cc:** Debbie Beadle; Carl de Simas; Kathy Curry  
**Subject:** FW: revised EHONSWB language  
**Attachments:** Stream erosion EHONSWB.pdf; Language to modify no-disturbance.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see attached.

Public comment.

*Evan Maxim  
Senior Planner  
City of Sammamish  
425.295.0523*

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**From:** Greg Krabbe [<mailto:gkrabbe@comcast.net>]  
**Sent:** Wednesday, August 15, 2012 2:20 PM  
**To:** Evan Maxim  
**Subject:** revised EHONSWB language

Evan,

Attached are two memos that describe code revision concepts for the EHONSWB code; the first contains ideas that would allow development in the No-disturbance designation under certain circumstances. The second deals with additional language that would work to minimize and reduce stream erosion in the overlay due to development.

Please distribute; we would like to discuss these at tomorrow's meeting.

Greg Krabbe  
GFK Consulting Inc  
425 347 2898

EXHIBIT NO. 191

Code Revision Concepts to protect natural streams from increased peak flows within the EHONSWB:

All properties, inside and outside of the erosion hazard overlay, which are directly tributary to Lake Sammamish or the natural conveyances within the erosion hazard overlay shall be subject to the most current King County drainage manual. Discharge from these properties shall be directly into Lake Sammamish where possible, or tight-lined systems thru downstream properties where available.

Properties with direct access to Lake Sammamish shall construct tight-lined storm drain systems and discharge directly into Lake Sammamish after appropriate flow attenuation and water quality treatment. In addition, these properties will extend said drainage system thru the property and provide access to this conveyance by extension or by easement to properties that naturally drain to the subject property.

Properties without direct access to Lake Sammamish or tight-lined systems discharging into Lake Sammamish will be required to follow peak flow controls and water quality treatment requirements as described in the King Co Drainage Manual. Low impact development techniques such as infiltration and dispersion also described in the manual shall be used where appropriate except in areas where soil saturation is likely to be a precursor to landslides. When discharging into natural stream channels, a downstream analysis will be required to determine if there is existing peak flow erosion or capacity issues that need to be addressed either by repair of the downstream channel or stricter flow controls installed as part of the development.

In order to bring existing development up to current drainage standards, prior developed properties shall be subject to the redevelopment guidelines in the manual or stricter guidelines as provide for in this code.

## Code Revision Concepts to Allow Development in No Disturbance Areas

The existing City of Sammamish regulations for No Disturbance Areas within the Erosion Hazard Area are based on a risk avoidance model that prevents all development from occurring in these areas in order to avoid the possibility of an adverse impact to the water quality of Lake Sammamish from such development. Best Available Science, however, demonstrates that with proper limitations, controls and oversight, development can occur in portions of the Non Disturbance Areas without any undue risk to Lake Sammamish.

There are approximately 310 acres of land in the City that are currently designed No Disturbance Areas that could be developed without adversely affecting Lake Sammamish. These lands have slopes under 40% and are located outside of the existing buffer areas for other critical areas (wetlands, streams, etc.). Regulations that allow development under strict limitations within these areas (referred to hereinafter as the Special Erosion Control Overlay (SECO)) allow the city to achieve two important goals of the Growth Management Act – protecting property rights and protecting critical areas.

The concept proposed is for the City to permit development within the SECO but only if such development meets stringent new development standards designed to minimize the risk of erosion:

- 1) Establish a Maximum Seasonal Clearing Limitation for Each Development
  - a) Set the maximum acreage that any one project could clear in any single season (e.g. 30 acres).  
This would both reduce the risk to the Lake and limit the cumulative exposed acreage.
- 2) Set Strict “Summer Season” Construction Limitations
  - a) Clearing or Grading in the SECO could not begin prior to May 1<sup>st</sup>.
  - b) Site clearing, but not stripping, could start June 1<sup>st</sup>.
  - c) Grading prior to July 1<sup>st</sup> would be limited to areas required to install a tight-line stormwater conveyance (see below) and permanent detention and /or water quality facilities.
  - d) Total site grading could commence after July 1<sup>st</sup>.
  - e) Grading would need to be completed and the site fully prepared for the winter (e.g. hydroseeded, stabilized etc.) no later than September 30<sup>th</sup>
- 3) Require Tight-lining Where Feasible
  - a) Development would be required to tight-line stormwater discharges to Lake Sammamish if feasible, considering ownership and other factors.
- 4) Require Construction of Water Quality Systems Prior to Mass Grading
  - a) Initial project clearing and grading would prioritize the area for installation of the water quality system
  - b) The water quality system (pond, vaults, swales) would be installed prior to mass grading to provide treatment of stormwater during construction.
- 5) Enhance Requirements for Documentation, Inspections and Oversight
  - a) Applicant would need to submit a detailed erosion control plan including the estimated schedule for work demonstrating that the project would meet the maximum clearing limitations and the schedule for construction within the summer construction season

- b) Applicant would notify City by September 1<sup>st</sup> of its schedule for completing all clearing/grading work and making the site weather ready by September 30<sup>th</sup>.
  - c) City would inspect the site prior to September 15<sup>th</sup> and establish / agree on required actions needed to be completed prior to September 30<sup>th</sup>
  - d) City would inspect the site between September 30<sup>th</sup> and October 15<sup>th</sup> to confirm compliance with wet season limitations.
- 6) Additional work that does not pose a significant erosion hazard may be allowed beyond the September 30<sup>th</sup> deadline with permission from the City.
- 7) All projects would be subject to the Department of Ecology's National Pollutant Discharge Elimination System (NPDES) permitting and monitoring requirements. In addition, developers will be required to submit all runoff monitoring data to the City of Sammamish for review.

#### Post development water quality

We believe that the current enhanced phosphorus treatment requirements within both the DOE and King County drainage manuals are sufficient to address post development water quality when implemented correctly, as evidenced by the improved and stable water quality of Lake Sammamish in light of continued urbanization of the basin.

**Debbie Beadle**

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**From:** Evan Maxim  
**Sent:** Thursday, August 16, 2012 10:58 AM  
**To:** Kamuron Gurol; Susan Cezar  
**Cc:** Kathy Curry; Carl de Simas; Debbie Beadle  
**Subject:** FW: EHONSWB mapping  
**Attachments:** 12-155-C.PDF

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Public Comment

*Evan Maxim  
Senior Planner  
City of Sammamish  
425.295.0523*

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**From:** Greg Krabbe [<mailto:gkrabbe@comcast.net>]  
**Sent:** Thursday, August 16, 2012 9:38 AM  
**To:** Evan Maxim  
**Subject:** EHONSWB mapping

Evan,

Here is a PDF of the map we were working on.

Greg Krabbe  
GFK Consulting Inc  
425 347 2898

EXHIBIT NO. 192.

